

Our ref: 12689027

18 February 2026

Liverpool Road Limited Partnership  
c/o Greg Silas  
20 Bay Street, 11<sup>th</sup> Floor  
Toronto, Ontario M5J 2N8

**Reliance Letter, 640 Liverpool Road Development Application  
Environmental Impact Study**

Dear Greg Silas

From June 2022 to June 2024, GHD Limited ("GHD"), at the request of Liverpool Road Limited Partnership (the "Client"), completed environmental consulting services on a property located at 640 Liverpool Road in the City of Pickering (the "Site") for a draft plan of subdivision application. The findings of the environmental consulting work are presented in the final EIS Report, hereafter referred to as "the Report", titled:

- GHD Limited. Environmental Impact Study, updated EIS, 640 Liverpool Road. Submitted 18th November 2022.

The project was approved and received draft plan of subdivision, Official Plan Amendment, Zoning, and draft plan of common element condominium approval from the City of Pickering in July 2024.

The design of the development has been recently revised to meet current housing market conditions. A reliance letter from GHD regarding the 2022 EIS report has been requested by the City of Pickering as part of the resubmission.

A review of the updated site plan dated January 6, 2026 by S&C Architects (Drawing A101) and the Conceptual Landscape Plan (Cosburn Nauboris Ltd., December 10<sup>th</sup>, 2025) shows a different layout.

A review of the new site plan was conducted by GHD and compared to the development footprint of the original 2024 approved site plan. The impact assessment, mitigation measures, recommendations and conclusions of the 2022 EIS were also reviewed. Additional site visits/surveys were not conducted as part of our review of the revised site plan.

Although the unit count, density and type of housing have been revised, the overall development footprint is the same.

The revised Site Plan layout (Jan. 6<sup>th</sup>, 2026) does not change the recommendations or conclusions of our November 22, 2022 EIS report regarding the redevelopment of 640 Liverpool Road.

*GHD has prepared this Environmental Impact Study to address potential environmental issues associated with a townhome development at 640 Liverpool Street in the City of Pickering.*

*Development on this site and in the recommended development envelope will result in no negative impacts on the functions of identified natural features or species provided the mitigation measures and recommendations are implemented. GHD's recommendations have been made to address potential impacts to natural heritage features and/or their functions during the pre-construction, construction, and post-construction phases.*

The findings and conclusions of this Environmental Impact Study Report were developed in accordance with generally accepted standards of practice within the industry in the jurisdiction in which the Site is located, the information made available and/or professional judgement. The findings represent the best judgement of the assessor during the time of the Site visits and GHD cannot warrant against undiscovered impacts. GHD will not be responsible for any liability associated with loss, injury, claim, or damage arising directly or indirectly from any use or reliance on this Report by any person or entity other than the Client.

By preparing this report, GHD is providing a professional opinion and does not warrant or guarantee the present or future condition of the Site, nor may the EIS Report be construed as either a warranty or guarantee of any of the Site conditions. This Letter does not in any way serve as an update or a modification of the Report to the Client. GHD makes no representation or warranty, expressed or implied, that the condition of the Site on the date of this Letter is the same or similar to the condition of the Site at the time the services were performed.

If you require additional information, please contact the undersigned.

Regards



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